

Preservation and Foreclosure Prevention: How to Keep Your Home and Avoid Foreclosure

No one expects to lose their home to foreclosure, but sometimes the unexpected challenges of life can make the responsibility of homeownership a tough one. If financial difficulties are threatening your ability to keep your home, contact Take Root Milwaukee to learn about all of your options.

<http://www.takerootmilwaukee.com/index.html>
Foreclosure Hotline 414-921-4149

Milwaukee Foreclosure Mediation Program (MFMP)

If you have received a foreclosure filing, contact the Milwaukee Foreclosure Mediation Program, The City of Milwaukee has partnered with Marquette University Law School in the Milwaukee Foreclosure Mediation Program. This program is designed to help homeowners save their homes from foreclosure. Mediation is a confidential and voluntary process where a homeowner and the lender seeking to foreclose on your home may discuss ways to resolve a foreclosure case, including reinstatement of the loan and modification of the loan terms.

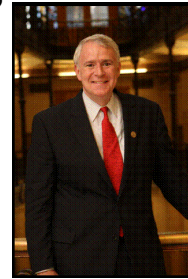
For more information:

<http://law.marquette.edu/foreclosure/>
Call 414-288-4040



The best way to strengthen neighborhoods is the team approach. City government is combining efforts with residents, community groups, and churches to build stronger neighborhoods. When neighborhoods are hit with foreclosures, visible improvements to nearby homes can help keep up a block's appearance. The City's partnership through small matching grants to homeowners is one way to make a difference.

Mayor Tom Barrett



**To learn more about the
NIDC Block Stabilization
Program contact:**

NIDC

286-5608

<http://city.milwaukee.gov/NIDC>



**Block
Stabilization
Program**



The goal of the program is to fill vacant foreclosed homes with new homeowners and keep building stronger neighborhoods. The Block Stabilization Program works with residents to enhance their neighborhoods which will attract responsible homeowners.



**Neighborhood Improvement
Development Corporation**
In partnership with the City of Milwaukee



NIDC Block Stabilization Program

Do you have two or more vacant and/or boarded Foreclosed homes on your block?

The Neighborhood Improvement Development Corporation (NIDC) Block Stabilization Program (BSP) presents the opportunity for current residents to attract new homeowners by enhancing the appearance of their neighborhood. BSP offers a matching grant of up to \$500 for exterior home improvements that are visible from the curb. Visible improvements on your home may help attract new responsible homeowners and get vacant, foreclosed homes occupied more quickly.

Program Guidelines

- ◆ Participants must live in the house on a block** where 2 or more vacant and/or boarded Foreclosed properties exist.
- ◆ Participants must be current with their property taxes.
- ◆ If you use a contractor, they must be licensed by the City of Milwaukee.
- ◆ Work can't begin without approval from NIDC; reimbursement for any work done prior to NIDC approval will not be eligible.
- ◆ Grants are reimbursable. Participants must submit proper documentation of expenditures to NIDC.

****A block for the Block Stabilization Program is one square block, or across the street from the front door of your home in the same address range as your home.**

How It Works

1. Complete and submit BSP application.
2. Once the application is approved, NIDC will notify the homeowner that work can begin.
3. Participants have 60 days from NIDC approval to complete their project.
4. Upon project completion, NIDC will visit your home to verify work is completed.
5. Participant will submit all receipts related to the project.

Reimbursement

Original invoices, receipts, and/or canceled checks must be submitted for reimbursement; invoices should show a zero balance due. Receipts with ineligible items will be rejected. Participants must keep project materials on a separate receipt. When NIDC receives your request for payment, we will do a verification visit. Homeowners will sign the final verification document and will receive reimbursement within 30 days.



Help us, help you improve your Neighborhood!

Only exterior improvements visible from the curb are eligible.

Eligible Improvements include:

- | | |
|---------------------|---------------------|
| ✓ Exterior doors | ✓ Landscaping |
| ✓ Windows | ✓ Railings |
| ✓ Exterior Lighting | ✓ Porch repair |
| ✓ Sidewalk repair | ✓ Porch lights |
| ✓ Awnings | ✓ Shutters |
| ✓ Mailboxes | ✓ Lead safe |
| | ✓ exterior painting |

Items Not Eligible Include:

- | | |
|---|--------------|
| ✓ Perimeter fences | ✓ Tools |
| ✓ Pet houses | ✓ Door bells |
| ✓ Interior improvements | ✓ Roofs |
| ✓ Garage repairs | |
| ✓ Garden tools and watering nozzles | |
| ✓ Lawn and porch furniture, lawn services | |